

EXHIBIT NO. 1

12
4-16-05

Docket Item #
BAR CASE #2004-0274

City Council
April 16, 2005

ISSUE: Appeal of a decision of the Board of Architectural Review, Parker-Gray District approving a Certificate of Appropriateness for a new garage

APPELLANT: Raymond P. Deakins on behalf of petitioners

LOCATION: 325 North Patrick Street

ZONE: RB/Residential

Purpose

This appeal by the appellant asks whether the Board of Architectural Review should have approved the plans for a new garage at the rear of 325 North Patrick Street.

Background

On January 26, 2005, the Board of Architectural Review (BAR) heard an application for a garage and alterations at 325 North Patrick Street. The alteration, the addition of an exterior brick chimney on the south side of the existing house, was not appealed; only the new garage has been appealed. The Board approved the garage with the following conditions:

1. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling; and,
2. That the statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

The Board's vote on the motion was 4-2.

Historic map research indicates that there has not been any previous structure located at the rear of 325 North Patrick Street, where the proposed garage is to be located. The alley behind the property has had numerous structures fronting on it over the years, including several small dwellings, now replaced with garages. The two story, three bay, frame house with half mansard roof at the front of 325 North Patrick Street is a good example of highly popular Alexandria house type constructed for several decades beginning in the late 19th Century and continuing through the early 20th Century. The house at 325 North Patrick Street may date to as early as the 1870s.



Figure 1 - View north on Patrick Street with subject property on right

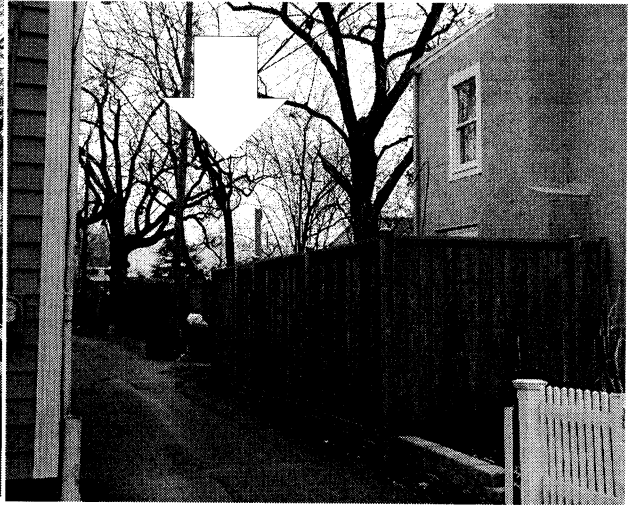


Figure 2 - View of alley from Princess Street



Figure 3 -View of rear of subject property

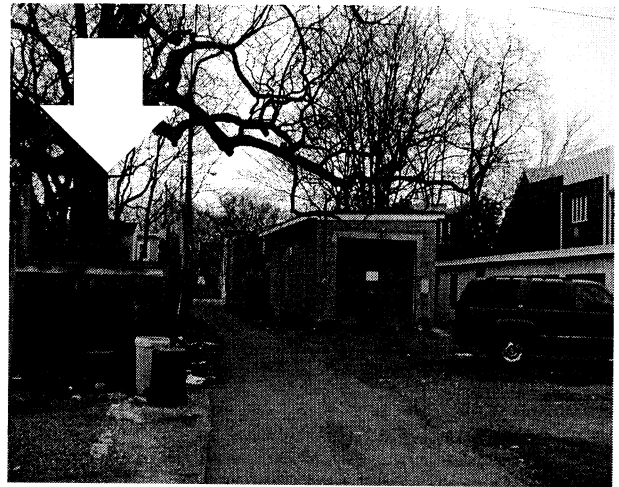


Figure 4 - View of interior of alley

Description of the proposed garage

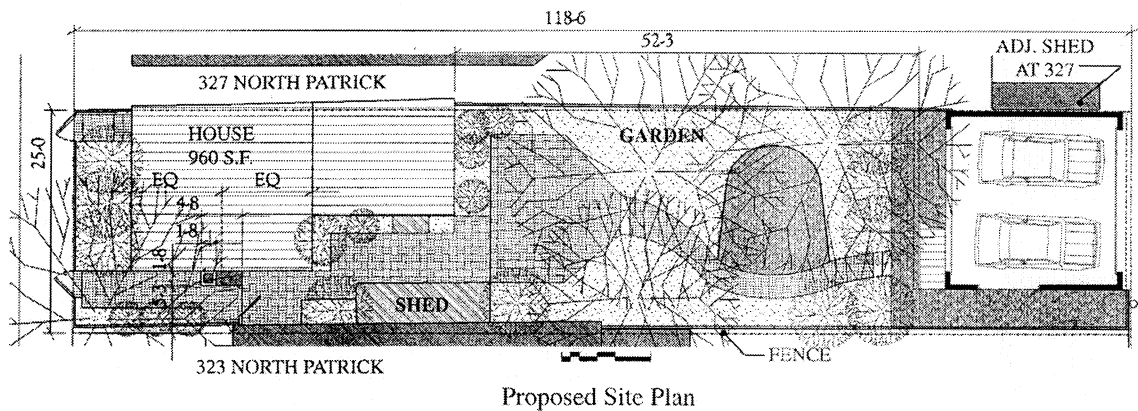


Figure 5 - Site Plan

Located at the rear of the property and oriented to the north-south alley, the two story frame garage will be composed of a nearly square (19'11" wide by 19'8" long) lower level for car parking and a smaller, rectangular (19'11" wide by 15' long) second level for home office use.

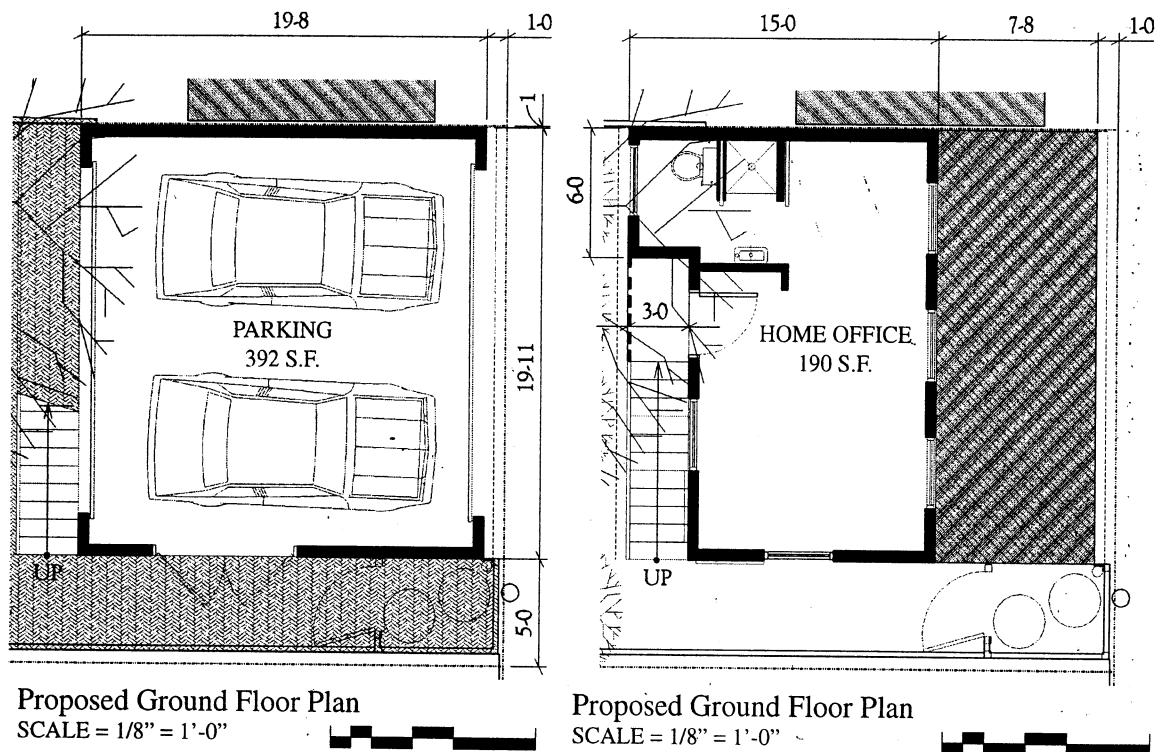


Figure 6 - Floor plan

The second level will be set back on the east (alley) elevation by 7'8" and will project on the west (yard) elevation by 3'. The offset second story creates a small pent roof above the first level on the alley elevation. Both this roof and the larger roof over the second story will slope down from the house side to the alley side, but the lower roof will have a steeper pitch than the upper roof. At its highest point, the garage will be 17'8" high.

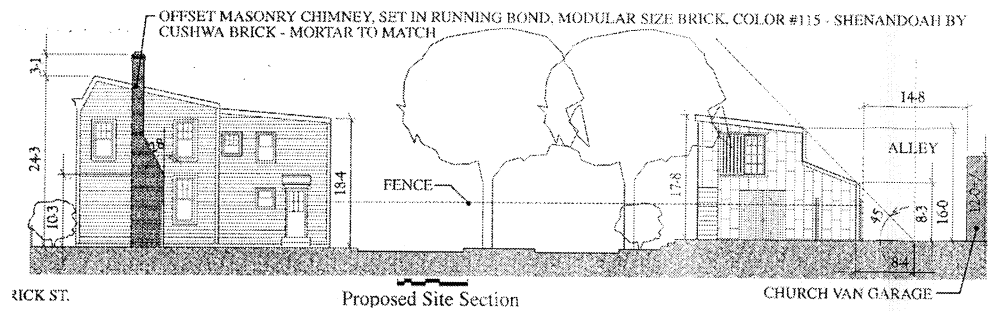


Figure 7 - Section through the site

On the east (alley) elevation, there will be a 16' wide garage door in the lower level. It will have multiple panels and a row of glazed lights at the top. There will be a series of three evenly spaced multi-light casement windows in the second level. The west (yard) elevation will have on the lower level a 16' wide garage door matching that on the alley side. As stated previously, the second level will project beyond the first on the yard side. The left hand side will be composed of a small cubicle-like extension with a multi-light casement window. To the right of this section will be an enclosed landing with a vertical slat wall and an open wood stairway from the landing to the yard. The stairway will have simple wood handrail with straight pickets. The north side elevation is on the property line and will have no openings. The south elevation is 5' from the property line and will have a pair of vertical slat wood doors in the first level and multi-light casement window with a vertical slat shutter in the second level.

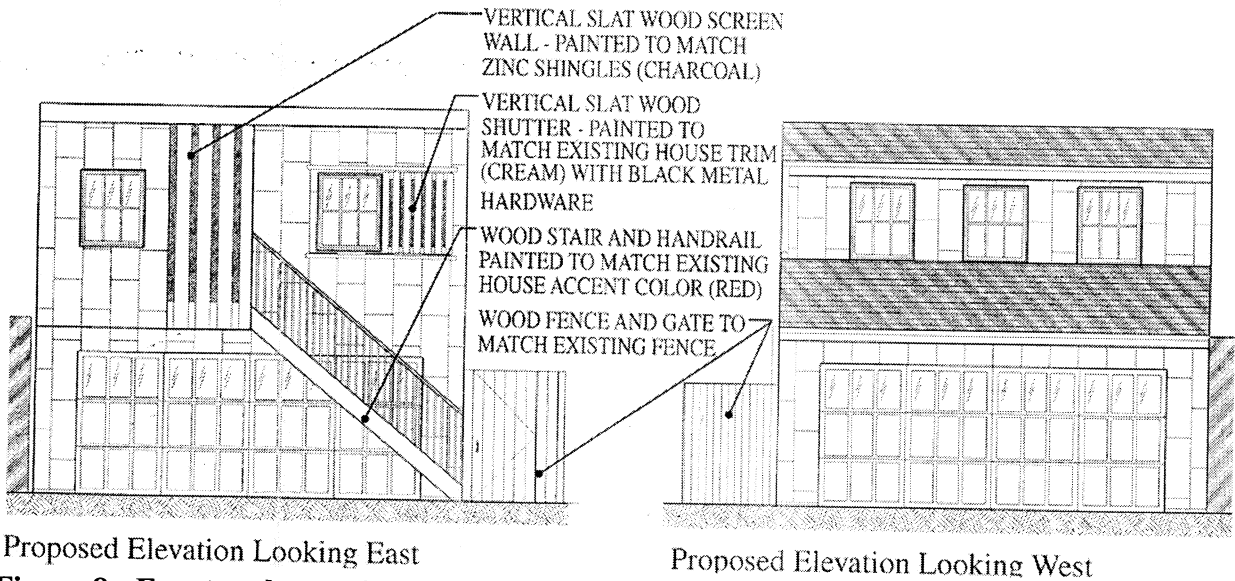
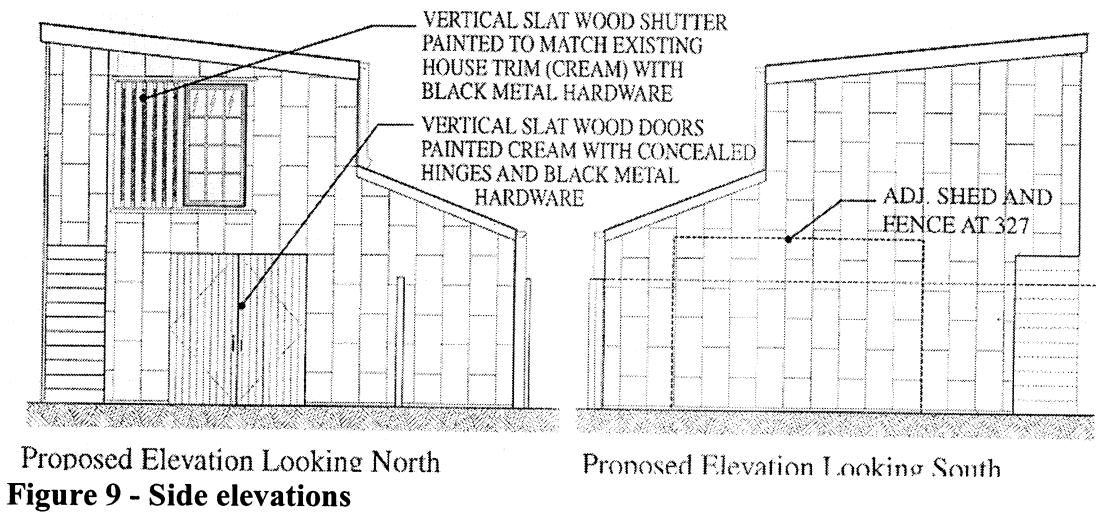
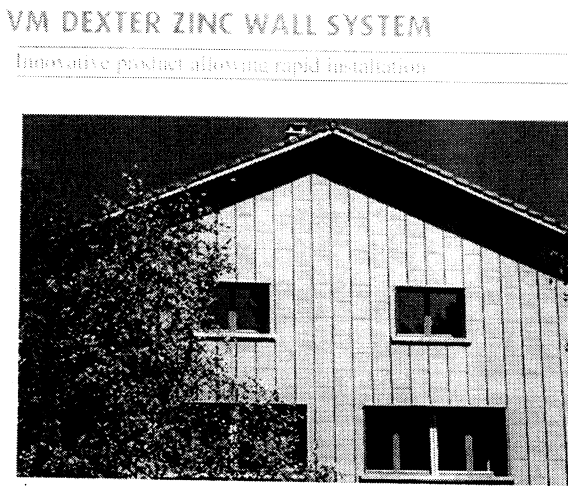


Figure 8 - Front and rear elevation



The garage will be clad in a zinc wall system by VM Dexter consisting of 15 3/4" wide by 32" long panels made of zinc with a matte charcoal gray finish. The panels will be installed vertically with staggered seams. The roof will be clad in charcoal gray asphalt shingles. The downspouts and gutters will be zinc. The garage doors will be cedar finish. The windows will be wood simulated divided light windows painted cream to match the trim on the house. Other wood elements will be painted cream or red, matching the trim and accent color of the house or charcoal to match the zinc siding.



The proposed garage will be minimally visible from Patrick Street. It will be readily visible from the public alley at the rear and partially visible from Princess Street looking down the alley, known as Dulaney Court.

The proposed garage meets the zoning ordinance requirements.

Discussion

The Board approved the application for the new garage because they believed the garage met the *Design Guidelines*, which allow for “new and untried approaches,” as long as they are compatible with the architecture in the district (*Design Guidelines*, New Residential Construction - Page 2). The Board felt that the design of the garage was appropriate given the simple, vernacular character of the Parker-Gray District and the location of the garage on an alley with a number of large, utilitarian structures. The two Board members in opposition were concerned about the compatibility of the design, the height of the structure and the advisability of the use of the zinc panels.

The appellant, who is the owner of the property next door at 327 North Patrick Street, opposes the design of the proposed garage. He believes it is incompatible with the neighborhood in terms of its style, materials and size. He believes that the appearance of the garage is incompatible with the 19th century buildings on the blockface and surrounding neighborhood. In addition, he objects to the potential impact on the light, air and privacy at the rear of his property at 327 North Patrick Street. These last issues do not strictly fall under the purview of the Board of Architectural Review. The appellant was joined in his appeal by 30 petitioners.

The Zoning Ordinance provides standards that are to be used to determine if approval of a Certificate of Appropriateness is warranted. The standards outlined in Section 10-205(A)(2)(b) of the Zoning Ordinance for new buildings and additions are addressed below:

1. **Height of the roofline along the street or public way** - The proposed structure is 17'8" high at the highest point, which is 23'8" in from the rear property line. Adjacent to the rear property line and alley, the garage is 8'3" high. The highest portion of the garage faces in toward the back of the house. The height of the garage at its highest point is 8" less than that of the lowest point of the house at 325 North Patrick Street at its back. The house is 24'3" at the front.
2. **Scale and mass of the building on the site** - The proposed structure is lower and smaller than the house at 325 North Patrick Street and the two adjacent houses at 323 and 327 North Patrick Street. The proposed alley facing structure is removed from the houses and will not easily be seen in relation to them. The proposed structure will have a smaller footprint than two nearby garage structures at 1 Dulaney Court and the rear of 908 Princess Street, which face the same alley as the proposed garage.
3. **Placement of the building on the site** - The proposed structure is placed at the rear of the property facing the alley, the traditional and logical location for a garage. The highest point of the garage faces into the lot, with the lower portion facing the alley. The applicant has made the point that the form of the garage, consisting of two sloped roofed blocks, one larger than the other is similar to that of structures throughout the district, including the house at 325 North Patrick Street. While the form of the garage mimics a traditional form found throughout the districts, it reserves the traditional order by placing the larger block behind the smaller, in relation to the street or, in this case, the alley.

4. **Material, texture and color** - Due to concerns about the accessibility of the alley for fire trucks, Code Enforcement has required that the garage be clad in a non-combustible material. A wall system by VM Dexter consisting of 15 3/4" wide by 32" long panels made of zinc with a matte charcoal gray finish is proposed. There is no known use of this wall system in the historic districts. It has a distinctly industrial appearance. The applicant has made the point that the proposed metal cladding of the garage is similar to the flat and corrugated metal panels frequently used to clad frame sheds and garages in the historic districts in the early- to mid-20th century.

With respect to materials, the *Design Guidelines* recommend the following:

The materials of accessory structures should follow the historic usage of materials. For example, accessory structures were often constructed of simpler materials than the main building. The materials of accessory structures should not detract from the materials of the main building (Accessory Structures - Page 3).

Staff objected to the use of the zinc panels as incompatible with the predominantly 19th century character of the house at 325 North Patrick Street and neighboring houses and recommended the use of Hardi plank, a manufactured building material composed of wood fibers and cement. Fiber cement is non-combustible and when painted has much the same appearance as painted wood. Unlike Staff, the Board felt the use of the metal panels was appropriate, given the use of similar materials in outbuildings historically and the vernacular and utilitarian character of neighboring garages in the alley.

The gray color of the zinc panels and cream and red trim are compatible with the house at 325 North Patrick Street and adjacent structures.

5. **Architectural style where there is a predominant style on the block face** - The style of the garage is distinctly different from the predominant styles on the block face, which are vernacular forms of the Italianate and federal styles. The detailing and materials of the garage give it a distinctly modern, utilitarian appearance. However, the elevation where the modern character is most overtly expressed is the west elevation which faces in toward the rear yard of 325 North Patrick Street and which is not expected to be readily visible from any public right of way. Regarding style, the *Design Guidelines* provide the following guidance:

Free standing accessory structures should complement, not compete with, the architecture of the main building (Accessory Structures - Page 2).

And,

New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines....[T]he Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the [early 21st] century while being compatible with the historic character of the districts. This balancing act will clearly be different in different sections of the historic districts (New Residential Construction - Page 3).

The Board felt that the guidelines allow leeway in terms of style and that it was not inappropriate that the architectural character of the garage was more closely related more to alley than to the streetfront of the block.

6. **Architectural details, including signs, subject to public view from the public street or public way** - The architectural detailing of the garage combines traditional features such as multi-pane wood windows, wood trim and wood paneled garage door with details that have a distinctly modern flavor, such as the large metal panels and vertical slat shutters and screen.

To conclude, the Board approved the plans for the new garage, believing that the garage was architecturally compatible with its surroundings and that it complied with the *Design Guidelines*.

BAR Staff Position Before the Board:

BAR Staff recommended approval of the garage with the following conditions:

1. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling;
2. That the garage be clad in vertical board-and-batten fiber cement siding;
3. That the fiber cement be smooth finish and painted;
4. That the statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

(See BAR Staff report, Attachment 1)

Appeal

The Zoning Ordinance permits an appeal of the decision by the Board of Architectural Review to the City Council by the applicant or by 25 or more owners of real estate within the affected district who oppose the decision of the Board of Architectural Review. Raymond P. Deakins, owner of 327 North Patrick Street filed an appeal on February 9, 2005. The appeal included the signatures of 30 property owners within the Parker-Gray Historic District.

City Council Action Alternatives:

Council may uphold or overturn the decision of the Board of Architectural Review, using the criteria for approval of a Certificate of Appropriateness in §10-205(A)(2) Zoning Ordinance (Attachment 2). City Council may also remand the project to the Board with instructions to consider alternatives.

Attachments:

Attachment 1: B.A.R. Staff Report, January 26, 2005

Attachment 2: §10-205(A)(1-2): Criteria to be considered for a Certificate of Appropriateness

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning; Hal Phipps, Division Chief, Zoning and Land Use Services; Elizabeth Hannold, Staff, Boards of Architectural Review.

REPORT ATTACHMENTS

Docket Item #5
BAR CASE #2004-0274

BAR Meeting
January 26, 2005

ISSUE: Garage and alterations

APPLICANT: Karen and Bill Conkey

LOCATION: 325 North Patrick Street

ZONE: RB/Residential

BOARD ACTION, January 26, 2005: Tie vote, 3-3 (Exterior Chimney).

The Board split the case into two separate motions. On a motion by Mr. Lloyd, seconded by Mr. Zuckerkandel, the Board voted 3-3 (Ms. Kelley, Mr. Meick and Mr. Luby were opposed) to approve the new exterior chimney as submitted. The motion failed. Therefore, the applicants' request will be automatically approved if the Board does not take action prior to the next hearing.

REASON: Those Board members in support believed the chimney was appropriate and would clearly read as an addition. They noted that exterior chimneys had been approved before. Those in opposition felt the new exterior chimney was not appropriate and agreed with the Staff analysis.

SPEAKERS: Karen & Bill Conkey, homeowners, spoke in support. The Conkeys suggested that the requested alteration was relatively minor, referred to other exterior chimneys added to houses in the neighborhood and noted that an existing tree partially blocks views to the chimney.

BOARD ACTION, January 26, 2005: Approved as amended, 4-2 (New Garage).

On a motion by Mr. Lloyd, seconded by Mr. Zuckerkandel, the Board approved the garage with the following conditions:

1. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling; and,
2. That the statements below must appear in the General Notes of the site plan so that on-

site contractors are aware of the requirements:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

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The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

The vote on the motion was 4-2 (Mr. Meick and Ms. Kelley opposed).

REASON: The Board believed the proposed garage met the *Design Guidelines* and noted that the *Guidelines* allow for “new and untried approaches,” as long as they are compatible with the architecture in the district. The Board noted that the architectural character of the Parker-Gray District was more simple and vernacular than that of the Old and Historic District and what might be appropriate in one would not necessarily be appropriate in the other. Mr. Cromley described the garage as “a good piece of architecture,” noting that the design took cues of form and material from the neighborhood, and suggested that its location in an alley allowed for more experimentation in the design. Board members agreed that the existing alley is not very attractive. On the other hand, several Board members expressed concern that the zinc cladding proposed for the garage was too untraditional a material and the panels too large in scale for the garage. Ms. Kelley questioned how the zinc would withstand the humidity of the climate. Several members also questioned whether the height of the garage was appropriate for the setting. All Board members agreed that it was unfortunate that the applicants had not spoken with Mr. Deakins about their plans prior to applying to the Board. It was noted that good communication was essential in the densely developed historic districts and that the neighbor’s goodwill was a necessity when it came time to build. However, Mr. Cromley also made the point that the Board of Architectural Review is not empowered to consider the preservation of neighbor’s privacy, but only the appropriateness of the design as seen from the public right of way.

SPEAKERS: Karen and Bill Conkey, homeowners, spoke in support. They explained how the form was shaped by their need for space, a desire to preserve existing landscaping and the zoning requirements, but also reflected traditional forms within the district. The design is intended to appear as a 21st century addition to the neighborhood and to reflect the architecture of the alley. Originally they had proposed barn board cladding but were required by Code Enforcement to use

a noncombustible material. They selected the zinc panels as alley buildings were often clad in metal and they believed the zinc would weather well. The applicants stated that the design of the garage met the intent and spirit of the *Design Guidelines*. The applicants also explained that they had attempted to consult with their neighbors, including Mr. Deakins.

Raymond Deakins, owner of 327 North Patrick Street, spoke in opposition. He explained that he had owned the adjacent property for many years and had tried to be respectful of the 19th century character of his house as he restored it. He explained that he believed the proposed garage was out of context with the neighborhood in terms of its scale, design and material. He suggested that the appearance of the garage should relate to the 19th century. He explained that his privacy at the back of the house would be adversely affected by the new two story structure. Mr. Deakins provided photographs to illustrate his points and requested a deferral to allow an opportunity to discuss revisions to the project with the applicants.

Gaver Nichols, architect and resident at 319 East Monroe Street, spoke in opposition. He stated that he believed the scale and design was inappropriate and requested that the Board defer for restudy. Mr. Nichols noted the importance of working with neighbors in the design of a project.

Kevin Abbot, owner of 330 North Patrick Street, spoke in support. He agreed with the applicants that the alley location allows for a more free-form vocabulary.

***EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the chimney be an interior brick chimney;
2. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling;
3. That the garage be clad in vertical board-and-batten fiber cement siding;
4. That the fiber cement be smooth finish and painted;
5. That the fence be painted or stained; and,
6. That the statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

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The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

NOTE: Docket item #4 must be approved before this docket item is considered.

I. ISSUE:

The applicant is requesting approval of a certificate of appropriateness for the installation of an exterior masonry chimney at the center of the south wall of the main block of the frame house and for the construction of a new two story garage/office at the rear of the property. The property is visible from both Patrick Street and from the alley at the rear. The rear of the property is also somewhat visible from Princess Street looking down the alley.

Chimney

The off-set red brick chimney will project 1'8" from the south wall and will be 4'8" wide from the base to the top of the first story where it will begin to taper in to a width of approximately 2' wide and will continue at that width up the remainder of the second story. The chimney will project 3'1" above the roof at its highest point. The brick will be set in a running bond and will be Color #115 - Shenandoah by Cushwa Brick. A brick sample will be available for the Board's inspection at the meeting. According to the applicant, the mortar will match the brick.

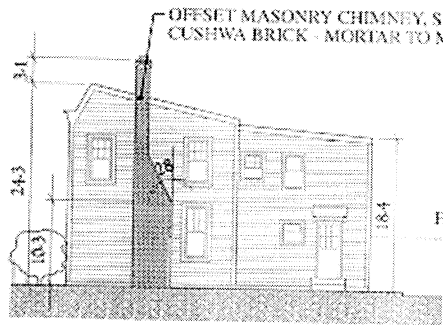


Figure 11 - Proposed chimney

Garage/Office

The garage will be located 1' back from the rear (east) property line on the north-south public alley. The garage will not extend the full width of the lot. It will be located on the north property line but will be 5' from the south property line. The two story frame garage will be composed of a nearly square (19'11" wide by 19'8" long) lower level for car parking and a smaller, rectangular (19'11" wide by 15' long) second level for home office use. The second level will be set back on the east (alley) elevation by 7'8" and will project on the west (yard) elevation by 3'. The offset second story creates a small pent roof above the first level on the alley elevation. Both this roof and the larger roof over the second story will slope from down from the house side to the alley side, but the lower roof will have a steeper pitch than the upper roof. On the east (alley) elevation, there will be a 16' wide garage door in the lower level. It will have multiple panels and a row of glazed lights at the top. There will be a series of three evenly spaced multi-light casement windows in the second level. The west (yard) elevation will have on the lower level a 16' wide garage door matching that on the alley side. As stated previously, the second level will project beyond the first on the yard side. The left hand side will be composed of a small cubicle-like extension with a multi-light casement window. To the right of this section will be an enclosed landing with a vertical slat wall and an open wood stairway from the landing to the yard. The stairway will have simple wood handrail with straight pickets. The north side elevation is on the property line and will have no openings. The south elevation is 5' from the property line and will have a pair of vertical slat wood doors in the first level and multi-light casement window with a vertical slat shutter in the second level.

The garage will be clad in a zinc wall system by VM Dexter. Originally, the applicant had proposed using 12" wide unfinished barn board siding. Due to the inaccessibility of the alley behind 325 North Patrick Street to fire equipment, Code Enforcement required that the new structure be sided in a non-combustible material. The siding currently proposed consists of 15 3/4" wide by 32" long panels made of zinc with a matte charcoal gray finish. The panels will be installed vertically with staggered seams. The roof will be clad in charcoal gray asphalt shingles. The downspouts and gutters will be zinc. The

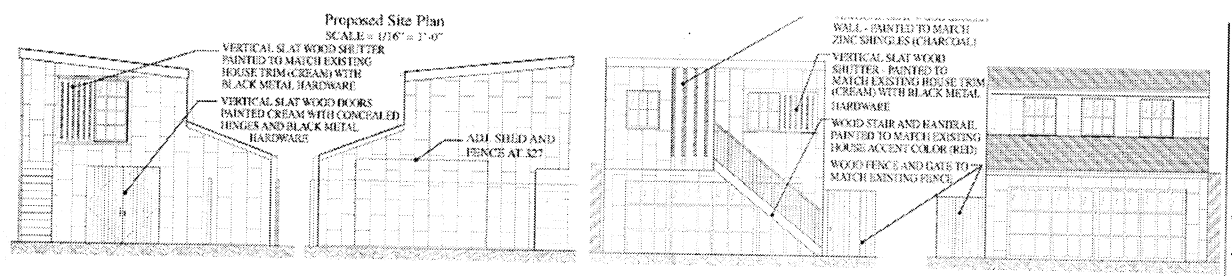


Figure 12 - Proposed new garage/office

garage doors will be cedar finish. The windows will be wood simulated divided light windows painted cream to match the trim on the house. Other wood elements will be painted cream or red, matching the trim and accent color of the house or charcoal to match the zinc siding.

The 5' wide area between the garage and property to the south will be enclosed with a 5'1/2" high flat board wood fence with gate.

II. HISTORY:

The two story, three bay, frame house with half mansard roof is a good example of highly popular Alexandria house type constructed for several decades beginning in the late 19th Century and continuing through the early 20th Century. The house at 325 North Patrick may date as early as the 1870s. Staff could not locate any prior BAR cases for this property.

In 1999, the Board approved the addition of a chimney at 329 North Patrick Street (BAR Case #99-00204, 11/10/1999). The applicant had requested approval of an exterior metal pipe chimney but Staff and Board believed this to be inappropriate for the house and instead approved an interior pipe chimney that was to be located on the back side of the gable roof. More recently, the Board approved the addition of a chimney at 330 North Patrick Street (BAR Case #2003-00182, 8/27/2003). In this case the applicant requested an interior metal pipe chimney. The interior chimney was approved with the condition that it be "built out and stuccoed." Staff could not locate any approvals for the exterior chimney at 321 Patrick Street, which is cited as an example in the materials submitted by the applicant.

The most recent garage approved by the Board was in 2001 in conjunction with the renovation and addition to the house at 408 North Patrick Street (BAR Case #2001-243, 12/19/2001). This garage, a simple, single story, flat roofed, brick clad structure was never built.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements. Section 3-706(A)(3)(b) of the zoning ordinance states any lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of 5'. Section 3-706(A)(4) of the zoning ordinance states each residential use shall provide a rear yard of 8'. Wherever a lot abuts a rear alley, half of the alley width may be applied to the required rear setback. A certificate of occupancy for the garage is limited to a home based office use only. The applicant must record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and

not as a separate dwelling.

Staff is unable to recommend approval of the chimney addition as proposed. The *Design Guidelines* state that new chimneys must be appropriate to the period of the structure (Chimneys - Page 2). The Guidelines also note that the vast majority of structures in the district have interior chimneys and flues and that “[e]xterior chimneys, that is, brick or masonry chimneys on the outside of a building wall, are found primarily on buildings dating from the late 18th and early 19th–centuries” (Chimneys - Page 1). Not only is the proposed chimney exterior, but it has the appearance of a fireplace chimney. A house of this period would most likely have been heated with stoves which tended to have narrow straight chimneys. Therefore, Staff recommends that the brick chimney be internal.

Staff recommends approval of the garage with some reservations. The *Design Guidelines* state that “accessory structures should complement, not compete with, the architecture of the main building” (Accessory Structures - Page 2). In the opinion of Staff, the unusual design of the garage, with its cantilevered form, modern detailing and use of a zinc wall system, can not be said to complement the late 19th century, clapboard clad house and could even be said to compete with the house if the two structures were visible side-by-side. However, Staff believes that the proposed design is generally acceptable in that the contrast between the new garage and historic house is most evident from within the property and will not be readily discernable from the public right-of-way. The garage should be barely, if at all visible from Patrick Street. While it will be visible from the public alley behind the property and from oblique views down the alley from Princess Street, that portion of the garage that will be visible is more conventional than the yard side.

However, Staff feels the use of the zinc wall system is inappropriate and accentuates the modern and unusual appearance of the new building to an unnecessary degree. The applicant has argued that this treatment is historically appropriate as many of the district’s older sheds and garages that remain are clad in metal. The use of corrugated or flat sheets of metal cladding to cover these simple frame structures appears to have been popular from circa 1920 through circa 1940. It often was used as a replacement cladding after the original wood siding had failed. The material is not characteristic of the late 19th century period of the house at 325 North Patrick Street and its neighbors. The appearance is industrial rather than residential in character. As an alternative, Staff recommends using painted, fiber cement planks with a smooth finish installed as vertical board-and-batten siding. Wood board-and-batten siding was commonly used for outbuildings in the latter part of the 19th century. Fiber cement is non-combustible and when painted has much the same appearance as painted wood. The Board has adopted the policy of allowing its use on non-historic structures providing that the siding is smooth (not wood grained) and that the nails do not show in the installation. According to the Hardi plank web site, fiber cement planks may be installed in a board-and-batten pattern. Staff believes this siding would help tie the new structure to the historic house in its visual character while still maintaining the clean vertical lines that the applicant desires.

The proposed fence replacement is appropriate. Staff notes that the *Design Guidelines* state that wood fences must be painted or stained.

Lastly, Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition to the approval.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the following conditions:

1. That the chimney be an interior brick chimney;
2. That the applicant record a zoning restriction form with the deed indicating the proposed office on the second floor of the garage will be used only as an office and not as a separate dwelling;
3. That the garage be clad in vertical board-and-batten fiber cement siding;
4. That the fiber cement be smooth finish and painted;
5. That the fence be painted or stained; and,
6. That the statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- F-1 The entrance to either side of the rear alley is 9 feet in width. The majority of the alley contains obstructions (fencing, structures, etc) on either side of the alley make the alley unable to support both fire apparatus, firefighters and equipment. In order to meet the requirements for fire access the following conditions are listed below:
 - Pedestrian access from the front of the property facing Patrick Street through the side yard shall be maintained at all times to the proposed rear structure.
 - The exterior covering shall be comprised of non-combustible material subject to the approval of the Director of Code Enforcement.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report must be submitted with the building permit application.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria

"No comment."

Alexandria Archaeology

- F-1 During the Civil War, the Union Army constructed barns, stables, and sheds for ambulances on the 300 block of N. Patrick Street. After the war, residences were constructed along this street face, and the G.M. Hopkins Insurance Atlas for the City depicts a house present on this property by 1877. The area was part of the African American neighborhood, known as Uptown. The property therefore has the potential to yield archaeological resources that could provide insight into military activities during the Civil War as well as domestic life, perhaps relating to African Americans, in the later 19th century.
- R-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-2 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The above statements must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

10-205 Matters to be considered in approving certificates and permits.

(A) Certificate of appropriateness

(1) **Scope of review.** The Parker-Gray District board of architectural review or the city council on appeal shall limit its review to exterior features subject to public view and shall determine the compatibility of proposed construction, reconstruction, alteration or restoration of buildings or structures within the Parker-Gray District based on compatibility with other buildings or structures on the same block face, the block face across the public street, or the immediate surrounding area within the district.

(2) **Standards.** The board of architectural review, or the city council on appeal, shall consider the following in passing upon the appropriateness of the proposals within the Parker Gray District:

(a) For new buildings and additions to existing buildings:

- (1) Height of the roofline along the street or public way;
- (2) Scale and mass of the building on the site;
- (3) Placement of the building on the site;
- (4) Material, texture and color;
- (5) Architectural style where there is a predominant style on the block face; and
- (6) Architectural details, including signs, subject to public view from the public street or public way.

(b) For modifications to existing buildings:

- (1) The degree to which the distinguishing original qualities or character of a building, structure or site including historic materials are retained;
- (2) The historic appropriateness of any new features; and
- (3) The compatibility of proposed alterations with other buildings on the block face or block face across the street, giving consideration to building size, shape, roofline, color, materials, texture, nature of openings, and architectural details.

- (c) The extent to which the buildings or structures in sections 10-205(A)(2)(a) and (b) above will promote the general welfare of the city and all citizens by the preservation and protection of the neighborhood.



RECORD OF APPEAL

FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: 2/9/05

B.A.R. Case # 2004-0274

Address of Project: 325 N. PATRICK ST.

Appellant is: (Check One)

☐ B.A.R. Applicant

☒ Other Party. State Relationship

* 327 N. PATRICK
ADJOINING PROPERTY OWNER
(* MOST AFFECTED)

MAILING

Address of Appellant: RAYMOND P. DEARKINS

2409 S. INGE ST. ARLINGTON, VA. 22202

Telephone Number: 703-684-7391

State Basis of Appeal: ENCROACHES ON OUR LIGHT AND AIR.
THE STYLE, MATERIALS AND "MASSING" OF
THE BUILDING IS COMPLETELY INCOMPATIBLE
WITHIN THIS 19th. CENTURY NEIGHBORHOOD, THAT
WE'VE BEEN PART OF FOR 25 YEARS.

Attach additional sheets, if necessary.

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$150.00 filing fee.

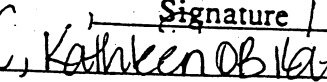

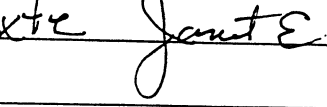
If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

Raymond P. Dearkins
Signature of the Appellant

We, the undersigned owners of real estate within the ~~Old and Historic Alexandria District~~ Parker-Gray District (strike out as appropriate) appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case #2004-0274 regarding the property at 325 N. PATRICK ST. (street address).

- | | Name | Signature | Owner of Real Property At: |
|-----|---|----------------------|----------------------------|
| 1. | DAVID L. McGreevy | David L. McGreevy | 426 N. Patrick St |
| 2. | Dorothy E. Taylor | Dorothy E. Taylor | 4069 Alfred St. |
| 3. | Melissa A. Reed | Melissa A. Reed | 410 N. Alfred St. |
| 4. | Barbara Sumner | Barbara Sumner | 417 N. Alfred St. |
| 5. | Damian Kunko | Damian Kunko | 911 Princess St. |
| 6. | Carol Edwards | Carol Edwards | 909 Prince St. |
| 7. | Dorothy E. Harris | Dorothy E. Harris | 907 Princess St. |
| 8. | ROBERT C. LANDIS | Robert C. Landis | 433 N. Patrick St |
| 9. | Joshua Turner | Joshua Turner | 429 N. Patrick |
| 10. | Marie Randall | Marie Randall | 421 N. Patrick |
| 11. | Robert Grace | Robert Grace | 419 N. Patrick St. |
| 12. | William Chantry | William Chantry | 415 N. Patrick |
| 13. | Margaret A. Chesley | Margaret A. Chesley | 417 N. Patrick St. |
| 14. | N Dawn Teague | N Dawn Teague | 905 Princess St |
| 15. | TAYLOR A. RICHARDSON | Taylor A. Richardson | 318 N. ALFRED ST. ALEX. VA |
| 16. | Charlotte Landis | Charlotte Landis | 433 N. Patrick St |
| 17. | Dorothy A. Campbell | Dorothy A. Campbell | 313 N. Patrick St. |
| 18. | Dorothy A. Campbell | Dorothy A. Campbell | 425 N. Alfred St. |
| 19. | James A. McGreevy | James A. McGreevy | 426 N. Patrick St. Alex |
| 20. | Howard Dishman | Howard Dishman | 315 N. Patrick |
| 21. | Greg Dishman | Greg Dishman | 315 N. Patrick |
| 22. | Matt Dieren | Matt Dieren | 918 QUEEN ST. |
| 23. | VIRGINIA DAILEY | VIRGINIA DAILEY | 220 N. PATRICK |
| 24. | Louise Elliott | Louise Elliott | 318 N. PATRICK ST |
| 25. | PEL TRADING GROUP, LLC
PAUL S. DIXON | Paul S. Dixon | 1006 PENNINGTON ST. |
| 26. | Debra Tarzan Branch | Debra Tarzan Branch | 422 N. Henry |
| 27. | Julia Jones Burns | Julia Jones Burns | 412 N. Henry |

We, the undersigned owners of real estate within the ~~Old and Historic Alexandria District~~ Parker-Gray District (strike out as appropriate) appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 325 N. PATRICK ST. (street address) regarding the property at

Name	Signature	Owner of Real Property At:
Kathleen O'Kathman		321 N. Fayette Street
Robert Allen		416 PRINCESS ST.
JANET Pindexter		314 N. Fayette St

12
4-16-05

April 14, 2005

City of Alexandria, Virginia.
301 King St. Suite 2300
Alexandria, Va. 22314

Re: Board of Architectural Review Appeal
Case # 2004-0274

Dear Mrs. Henderson:

I respectfully request additional
time in order to present my appeal to
the City Council.

Please extend my allotted time
to 15 minutes.

Thank you for your patience and
cooperation.

Sincerely,

Raymond P. Alekin
Appellant

(w) 703-963-7701

(H) 703-684-7391

Subj: **request for additional time for Saturday**
Date: 4/14/2005 10:47:16 AM Eastern Daylight Time
From: Jackie.Henderson@alexandriava.gov
To: alexvamayor@aol.com, delpepper@aol.com, councilmangaines@aol.com, council@krupicka.com, macdonaldcouncil@msn.com, paulcsmedberg@aol.com, council@joycewoodson.net

I have a request from Raymond Deakins, the appellant for the BAR appeal (docket item #12, 325 N. Patrick Street) for a total of 15 minutes to speak on Saturday.

Jackie M. Henderson
City Clerk and Clerk of Council

ck
BR
4/15/05

Transmittal

325 North Patrick Street
Alexandria, VA 22314
(h) 703-519-3748

bconkey@esocoff.com
kconkey@esocoff.com
(w) 202-682-1600

12
4-16-05

• Attention Mayor of Alexandria
Alexandria City Council
C/o Office of City Clerk
301 King Street
Alexandria, VA 22314

• From Karen and Bill Conkey

• Regarding the appeal of BAR case # 2004-0279 at 325 North Patrick Street

• Date April 11, 2005

• Attachments original two page BAR submittal and additional supporting materials for the hearing on April 16th, 2005

• Remarks

Mr. Mayor and City Council Members,

Please find attached hard copies of our original BAR case # 2004-0279 submittal and three pages of additional supporting documents. These copies are the same as the PDF files that were sent via email today.

Regards,

Karen and Bill Conkey

Delivered by Hand



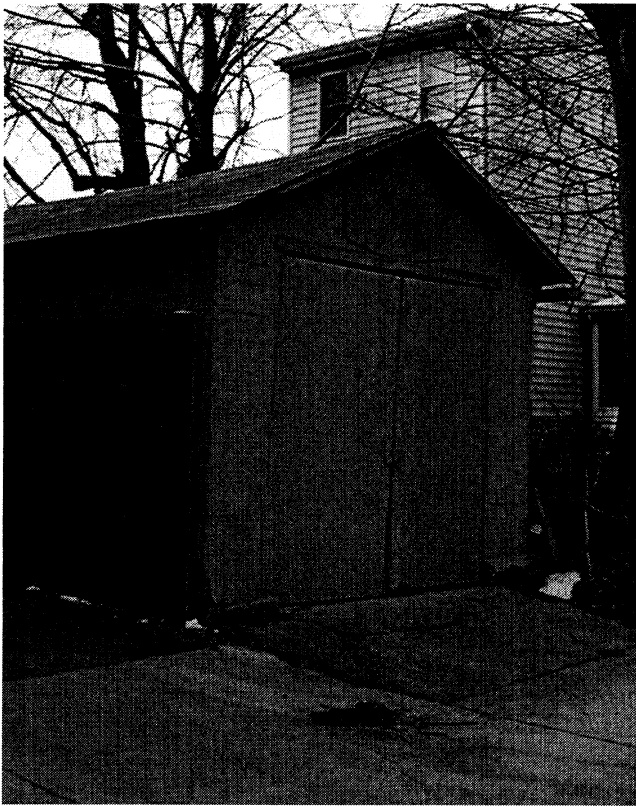
Example of metal clad garage behind 426 North Fayette Street



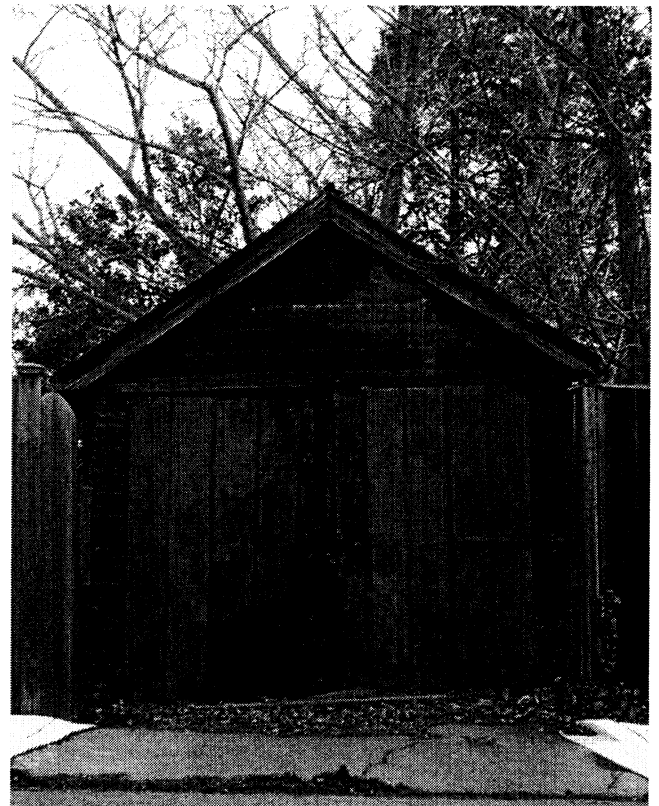
Example of metal clad garage behind 535 North Columbus Street



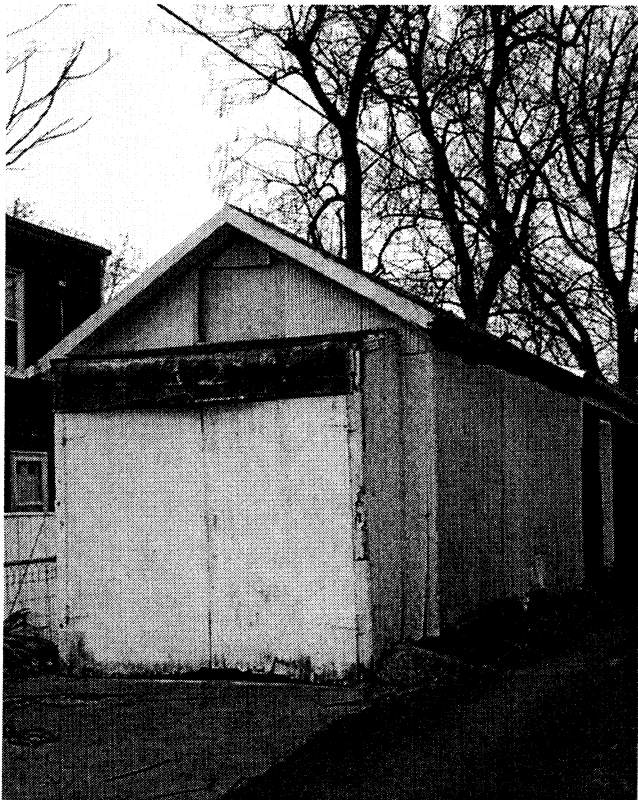
Example of metal clad garage in 100 block of North Peyton Street



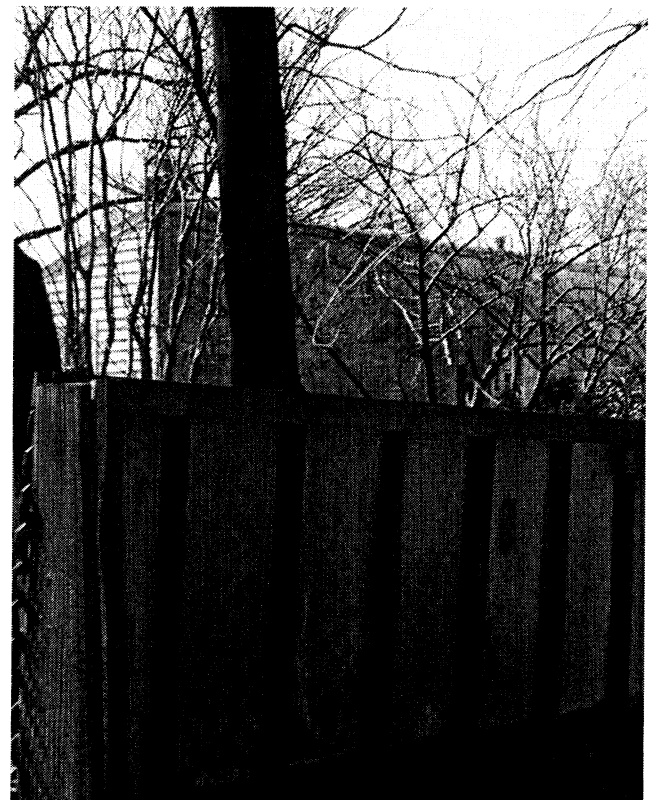
Example of metal clad garage in 100 block of North Peyton Street



Example of metal clad garage in 2200 block of King Street



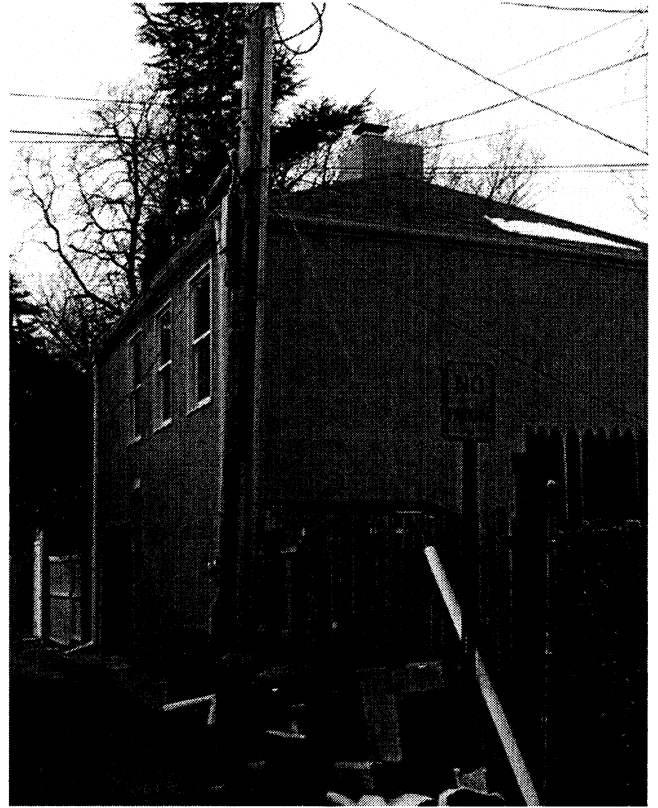
Example of metal clad garage behind 1301 Queen Street



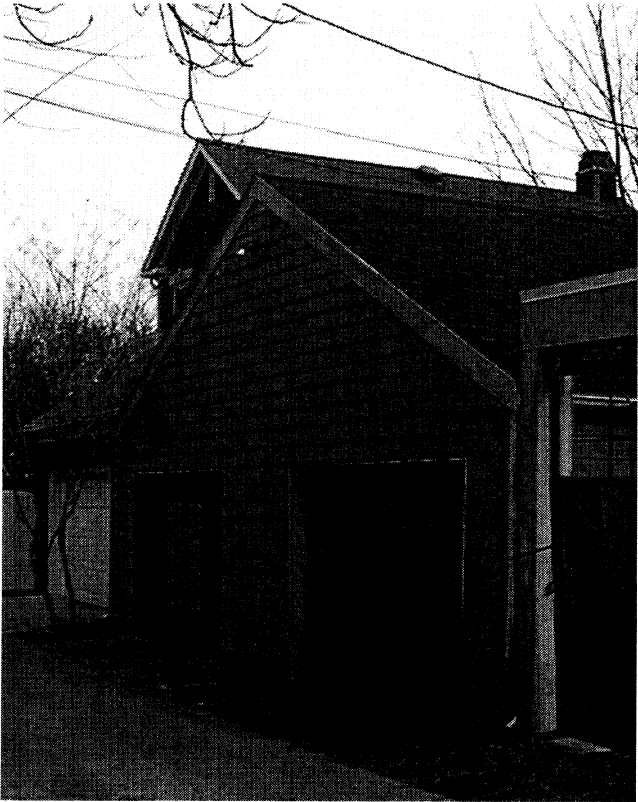
Example of metal clad fencing between 327 and 329 North Patrick Street



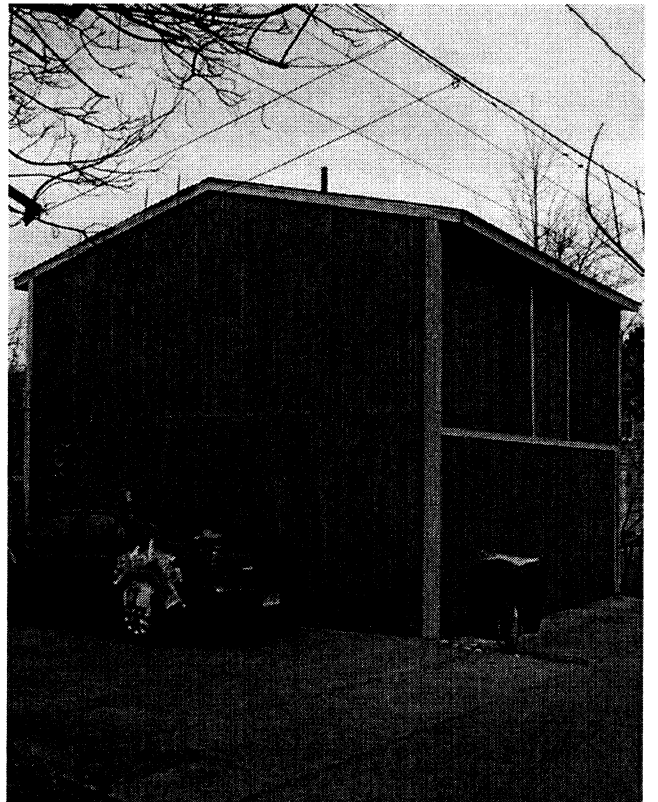
Example of two story garage behind 426 North Fayette Street



Example of two story garage behind 531 North Columbus Street



Example of two story garage behind 426 North Columbus Street



Example of two story garage behind 830 Oronoco Street

March 9, 2005

Mayor of Alexandria
Alexandria City Council
c/o Office of City Clerk
301 King Street
Alexandria, VA 22314

Mr. Mayor and City Council members,

This letter is in regards to the appeal of the BAR case # 2004-0279, for the property at 325 North Patrick Street. I reside at 323 North Patrick Street and I am the neighbor that will be most effected by the proposed garage addition. I have reviewed the proposed addition with Mr. and Mrs. Conkey numerous times and I am in full support of the approval of their application. I feel that the proposed addition will be an improvement to the existing alley and will raise the property values for all neighboring properties.

Thank you,


M. L. von Elmendorf

April 11, 2005

Mayor of Alexandria
Alexandria City Council
c/o Office of City Clerk
301 King Street
Alexandria, VA 22314

Mr. Mayor and City Council members,

My name is Kevin Abbot, and I own the property at 330 North Patrick Street. I spoke in favor of the Conkey's garage addition at the January 26th Board of Architectural Review hearing. As an architectural designer, I appreciate the garage design that the Conkey's intend to construct, and as a neighbor, feel that the proposed improvements to their home at 325 North Patrick Street will benefit the neighborhood.

Thank you,

A handwritten signature in cursive script, appearing to read "Kevin Z. Abbot", followed by a stylized flourish.

April 9, 2005

Mayor of Alexandria
Alexandria City Council
c/o Office of City Clerk
301 King Street
Alexandria, VA 22314

Mr. Mayor and City Council members,

I own the property at 907 Princess Street and I signed the petition circulated by Mr. Deakins in support of his appeal of the approved addition at 325 North Patrick Street. After further reviewing the plans for the proposed addition with Mr. and Mrs. Conkey, I am now in full support of their addition. As a long time property owner in this neighborhood, I am encouraged to see young families committed to staying in the neighborhood.

Thank you,

Dorothy E. Harris